

ORDINANCE O-10-2008

INSTR # 2008028143
OR BK 3025 Pages 1137 - 1144
RECORDED 06/06/08 11:19:52
JAMES B. JETT CLERK CIRCUIT COURT
CLAY COUNTY
DEPUTY CLERK BASKINJ GOV#1

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 68.6 ACRES OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY; SAID PROPERTY BEING GENERALLY LOCATED ADJACENT TO THE EXISTING SOUTHERN CITY LIMITS, WESTERLY OF U.S. HIGHWAY 17 AND NORTH OF THE CSX RAILROAD SPUR; DESCRIBING SAID PROPERTY BY METES AND BOUNDS; FINDING THAT THE OWNERS OF SAID PROPERTY HAVE PETITIONED THE CITY PURSUANT TO CHAPTER 171.044, FLORIDA STATUTES, TO VOLUNTARILY ANNEX SAME; FINDING THAT THE PROPERTY IS CONTIGUOUS TO THE EXISTING CITY LIMITS AND REASONABLY COMPACT; PROVIDING FOR REPEALER AND SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

WHEREAS, all owners of the property subject hereof have petitioned the City to have their property described in Composite Exhibit "A" and as also depicted in the parcel map attached hereto as Exhibit "B", to be annexed into the City limits pursuant to Chapter 171.044, Florida Statutes; and

WHEREAS, the City has determined that the property conforms to the requirements of Chapter 171.044, Florida Statutes, for real property to be voluntarily annexed; and

WHEREAS, said property is contiguous to the existing City limits and is reasonably compact; and

WHEREAS, the Clay County Board of County Commissioners has been given due notice as required in Florida Statute 171.044(6); and

WHEREAS, all other notices required by law have been given.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF GREEN COVE SPRINGS AS FOLLOWS:

Section 1. That pursuant to the provision of Chapter 171.044, Florida Statutes, the City Council does hereby voluntarily annex the real property described in Exhibit "A" and depicted on Exhibit "B" into the corporate limits of the City of Green Cove Springs, Florida.

Section 2. Repealer. Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 3. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon passage.

INTRODUCED AND PASSED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, THIS 20th DAY OF May, 2008.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: 

Mayor

ATTEST: 

Marjorie Robertson, City Clerk

PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, THIS 3rd DAY OF June, 2008.

CITY OF GREEN COVE SPRINGS, FLORIDA

By: 

Mayor

ATTEST: 

Marjorie Robertson, City Clerk

Parcel No. 016564-000-00

A parcel of land being a portion of Lots 1 and 2, Block 1, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book "J", pages 273 and 274 (said Lots 1 and 2, Block 1 are also known as Sections 29 and 30, Block 1, Clinch Estate, according to map by Gould T. Butler, recorded in said records in Plat Book 1, pages 31, 32, 33 and 34) together with a portion of Block 3, South Green Cove Springs, Clay County, Florida, according to a map recorded in Deed Book "Z", page 748 of said records, all in G. I. F. Clark Grant, Section 38, Township 6 South, Range 26 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southwest corner of said Lot 1, Block 1, Bayard Tract; thence on West line of said Lot 1 and on the centerline of Palm Avenue run North 24 degrees 21 minutes 05 seconds West 47.00 feet; thence North 61 degrees 51 minutes 10 seconds East 1,099.34 feet to the Point of Beginning; thence South 10 degrees 19 minutes 27 seconds East 264.43 feet; thence South 79 degrees 33 minutes 05 seconds East 1,047.03 feet to the Westerly line of State Road No. 15 (U.S. Highway No. 17), last said line being the arc of a curve concave to the Westerly and having a radius of 2,804.79 feet; thence along said arc run a chord distance of 343.89 feet, the bearing of said chord being North 03 degrees 26 minutes 41 seconds East; thence North 79 degrees 10 minutes 28 seconds West 516.84 feet; thence North 81 degrees 54 minutes 30 seconds West 328.94 feet; thence North 27 degrees 32 minutes 40 seconds West 41.77 feet; thence South 66 degrees 54 minutes 50 seconds West 62.39 feet; thence North 80 degrees 41 minutes 30 seconds West 77.15 feet; thence South 61 degrees 04 minutes 17 seconds West 127.47 feet to the Point of Beginning, being 8.40 acres, more or less, in area.

The Grantor herein does not warrant title to any portion of said parcel which lies within the boundaries of any roads, public or private.

Parcel Number: 38-06-26-016564-002-00

LEGAL DESCRIPTION:

A parcel of land consisting of a portion of Lots 1 and 2, Block 1, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith recorded in the public records of said county in Deed Book "J", pages 273 and 274 (said Lot 1, Block 1 is also known as Section 29, Block 1, Clinch Estate, according to map by Gould T. Butler recorded in said public records in Plat Book 1, pages 31, 32, 33 and 34; the West ½ of said Lot 2, Block 1 is also known as Section 30, Block 1 of said Clinch Estate; and that part of the East ½ of said Lot 2, Block 1, lying westerly of the centerline of Palmetto Avenue is also known as Section 46, Block 1 of said Clinch Estate), together with a portion of Block 3, South Green Cove Springs, Clay County, Florida, according to map recorded in Deed Book "Z", page 748 of said public records, also being part of the G.I.F. Grant, Section 38, Township 6 South, Range 26 East, Clay County, Florida; said parcel of land being more particularly described as follows:

Commence at the southwest corner of said Lot 1, Block 1, Bayard Tract; thence on the west line thereof, and along the centerline of Palm Avenue, North 24 degrees 21 minutes 05 seconds West, 47.00 feet; thence North 61 degrees 51 minutes 10 seconds East, 1099.34 feet to the point of beginning; thence North 61 degrees 04 minutes 17 seconds East, 127.47 feet; thence South 80 degrees 41 minutes 30 seconds East, 77.15 feet; North 64 degrees, 54 minutes 50 seconds East, 62.39 feet; then South 27 degrees 32 minutes 40 seconds East 41.77 feet; thence 81 degrees 54 minutes 30 seconds East 328.94 feet; thence North 35 degrees 55 minutes 45 seconds West, 254.99 feet; thence North 23 degrees 24 minutes 38 seconds West, 430.00 feet; thence South 64 degrees 13 minutes 16 seconds West, 583.01 feet; thence South 37 degrees 05 minutes 14 seconds East, 423.50 feet to the point of beginning; being 6.03 acres, more or less, in area.



Jack Revels
05/30/06

Harold T. Eiland
President

Eric V. Eiland
V. President

Eiland & Associates, Inc.

615 Blanding Blvd. Orange Park, Florida 32073
Phone (904) 272-1000 Fax 272-5443

Parcel No. 016579-000-00

May 30, 2006

Legal description for Mr. Jack Revels

A parcel of land consisting of a portion of Lot 3, Block 37, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book "J", pages 273 and 274, together with a portion of Lots 17, 18, 19 and 20, Block 1, South Green Cove Springs, according to map recorded in Deed Book "Z", page 748 of said public records, all in the G.I.F. Clark Grant, Section 38, Township 6 South, Range 26 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southwest corner of Lot 1, Block 1, said Bayard Tract; thence on the west line thereof, North 24 degrees 21 minutes 05 seconds West, 47.00 feet; thence South 61 degrees 51 minutes 10 seconds West, 136.06 feet to the northeasterly line of the CSX Transportation Railroad; thence on said northeasterly line, South 23 degrees 22 minutes 55 seconds East, 142.94 feet to the point of beginning; thence South 77 degrees 29 minutes 59 seconds East, 2,046.21 feet to the westerly line of State Road No. 15 (U.S. Highway No. 17); thence on said westerly line, South 09 degrees 09 minutes 52 seconds West, 576.61 feet to the northerly line of Spring Street (also being the northerly line of a railroad spur as per Judgment Lien Book No. 1, page 30 of said public records; thence on said northerly line, North 78 degrees 47 minutes 45 seconds West, 1050.24 feet; thence northwesterly along the arc of a curve concave northeasterly and having a radius of 1175.0 feet, an arc distance of 893.71 feet to the northeasterly line of said CSX Transportation Railroad, said arc being subtended by a chord bearing and distance of North 57 degrees 00 minutes 32 seconds West, 872.21 feet; thence on said northeasterly line, North 23 degrees 22 minutes 55 seconds West, 362.84 feet to the point of beginning; being 24.17 acres, more or less, in area.

Parcel No. 016579-001-00

Exhibit "A"

PARCEL 1A

A PARCEL OF LAND CONSISTING OF A PORTION OF LOT 1, BLOCK, 1 BAYARD TRACT, CLAY COUNTY, FLORIDA, ACCORDING TO MAP BY CHARLES F. SMITH, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK "J", PAGES 273 AND 274, (SAID LOT 1, BLOCK 1 ALSO KNOWN AS SECTION 29, BLOCK 1, CLINCH ESTATE, ACCORDING TO MAP BY GOULD T. BUTLER, RECORDED IN SAID PUBLIC RECORDS IN PLAT BOOK 1, PAGES 31, 32, 33 AND 34) TOGETHER WITH A PORTION OF LOTS 1, 2, 3 AND 4, BLOCK 1, AND A PORTION OF BLOCK 3, SOUTH GREEN COVE SPRINGS, ACCORDING TO MAP RECORDED IN DEED BOOK "Z", PAGE 748 OF SAID PUBLIC RECORDS, ALL IN THE G.I.F. CLARK GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BAYARD TRACT; THENCE ON THE WEST LINE THEREOF, NORTH 24 DEGREES 21 MINUTES 05 SECONDS WEST, 47.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 61 DEGREES 51 MINUTES 10 SECONDS EAST, 315.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 61 DEGREES 51 MINUTES 10 SECONDS EAST, 784.34 FEET; THENCE SOUTH 10 DEGREES 19 MINUTES 27 SECONDS EAST, 264.43 FEET; THENCE SOUTH 79 DEGREES 33 MINUTES 05 SECONDS EAST, 1,047.03 FEET TO THE WESTERLY LINE OF STATE ROAD NO: 15 (U.S. HIGHWAY NO. 17); THENCE SOUTHERLY ALONG SAID WESTERLY LINE, AND ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2804.79 FEET, AN ARC DISTANCE OF 107.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH ON SAID WESTERLY LINE, SOUTH 08 DEGREES 03 MINUTES 40 SECONDS WEST, 107.93 FEET; THENCE SOUTH 09 DEGREES 09 MINUTES 52 SECONDS WEST, 130.67 FEET; THENCE NORTH 79 DEGREES 40 MINUTES 04 SECONDS WEST, 1,761.25 FEET TO THE POINT OF BEGINNING; BEING.

Parcel No. 016579-002-00

16579-002-00

Legal description for:

Parcel 1B

A parcel of land consisting of a portion of Lot 1, Block 1 and a portion of Lots 2 and 3, Block 37, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book "J", pages 273 and 274, together with a portion of Lots 1, 2, 3, 4, 17, 18, 19 and 20, Block 1, South Green Cove Springs, according to map recorded in Deed Book "Z", page 748 of said public records, all in the G.I.F. Clark Grant, Section 38, Township 6 South, Range 26 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southwest corner of said Lot 1, Block 1, Bayard Tract; thence on the west line thereof, North 24 degrees 21 minutes 05 seconds West, 47.00 feet to the point of beginning; thence North 61 degrees 51 minutes 10 seconds East, 317.87 feet; thence South 79 degrees 33 minutes 05 seconds East, 1,759.05 feet to the westerly line of State Road No. 15 (U.S. Highway No. 17); thence on said westerly line, South 09 degrees 09 minutes 52 seconds West, 475.28 feet; thence North 77 degrees 29 minutes 59 seconds West, 2,046.21 feet to the northeasterly line of the CSX Transportation Railroad; thence on said northeasterly line, North 23 degrees 22 minutes 55 seconds West, 142.94 feet; thence North 61 degrees 51 minutes 10 seconds East, 136.06 feet to the point of beginning, being 20.0 acres, more or less, in area.

LOCATION MAP

